

STATE OF WISCONSIN	CIRCUIT COURT	VILAS COUNTY
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WELLS FARGO BANK, N.A.,

Plaintiff,

DANIEL W. JOHNS,

Subrogated Plaintiff,

-vs-

Case No. 12-CV-35

Code No. 30404

JEFFREY J. JOHNS;
BARBARA A. JOHNS;
DANIEL W. JOHNS; and
FELT & LUKES, LLC,

Defendants.

NOTICE OF SHERIFF'S SALE

By virtue of and pursuant to a Judgment of Foreclosure entered in the above-entitled action on January 8, 2013, and a Stipulation and Order for Junior Lienholder's Subrogation of the Rights of Plaintiff's Judgment entered in the above-entitled action on June 11, 2013, I will sell at public auction at the front steps of the Vilas County Courthouse, 330 Court Street, in the City of Eagle River, in said County on:

MAY 21, 2015

at **2:00 P.M.**, all of the following described mortgaged premises, to-wit:

A parcel of land in Government Lot One (1), Section Sixteen (16), Township Forty-two (42) North, Range Five (5) East, Manitowish Waters Township, Vilas County, Wisconsin, and being more particularly described as follows:

Commencing at the East $\frac{1}{4}$ post of Section Sixteen (16), which point is the place of beginning for this description; thence South along the Section line 1043 feet, more or less, to the North shore of Star Lake; thence in a Westerly direction along the North shore of Star Lake 700 feet; thence North 1413 feet, more or less, to a point on the North line of Government Lot One (1) located 600 feet West of the East $\frac{1}{4}$ post of Section Sixteen (16); thence East along the North line of Government Lot One (1), 600 feet to the $\frac{1}{4}$ post and an iron pipe heretofore described as the place of beginning.

Excepting therefrom that part as described in Volume 124 Deeds, Page 144; Excepting therefrom that part as described in Volume 140 Deeds, Page 321; Excepting therefrom that part as described in Volume 137 Deeds, Page 144; Excepting therefrom that part as described in Volume 137 Deeds, Page 416; Excepting therefrom that part as described in Volume 137 Deeds, Page 498; Excepting therefrom that part as described in Volume 152 Deeds, Page 47.

Together with an Easement for ingress and egress as contained in Volume 1220 Records, Page 272 as Document No. 410680.

TERMS OF SALE: Cash

DOWN PAYMENT: 10% of amount bid by
certified check

Dated at Eagle River, Wisconsin, this ____ day of _____, 2015.

Sheriff, Vilas County, Wisconsin

Hogan & Melms, LLP
Attorneys for Subrogated Plaintiff
3622 Hwy. 47 North, P.O. Box 1008
Rhineland, WI 54501
715/365-1008

The above property is located at 51 S70 US Highway 51, Manitowish Waters, Wisconsin 54545.